

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Anderson**

State: **IN**

PJ's Total HOME Allocation Received: **\$7,459,661**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 12				
% of Funds Committed	100.00 %	94.48 %	1	93.55 %	100	100	
% of Funds Disbursed	96.22 %	90.13 %	1	86.03 %	94	96	
Leveraging Ratio for Rental Activities	5.63	3.03	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.66 %	1	81.34 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	93.50 %	83.65 %	2	70.65 %	86	90	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.33 %	82.36 %	4	81.57 %	52	57	
% of 0-30% AMI Renters to All Renters***	58.27 %	47.40 %	5	45.66 %	67	72	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.25 %	1	96.25 %	100	100	
Overall Ranking:			In State:	2 / 12	Nationally:	94 95	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,585	\$18,408		\$27,146	139 Units	73.90 %	
Homebuyer Unit	\$45,644	\$14,781		\$15,140	47 Units	25.00 %	
Homeowner-Rehab Unit	\$15,736	\$15,536		\$20,860	2 Units	1.10 %	
TBRA Unit	\$0	\$2,121		\$3,210	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Anderson IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$48,781	\$64,642	\$25,625
State:*	\$64,811	\$75,849	\$19,661
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ:	1.1 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	52.5	23.4	50.0	0.0
Black/African American:	43.2	76.6	50.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.7	0.0	0.0	0.0
Asian/Pacific Islander:	0.7	0.0	0.0	0.0

ETHNICITY:

Hispanic	2.9	0.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	30.9	12.8	50.0	0.0
2 Persons:	15.8	17.0	50.0	0.0
3 Persons:	20.9	27.7	0.0	0.0
4 Persons:	26.6	34.0	0.0	0.0
5 Persons:	4.3	6.4	0.0	0.0
6 Persons:	0.7	2.1	0.0	0.0
7 Persons:	0.7	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.7	36.2	50.0	0.0
Elderly:	10.8	6.4	50.0	0.0
Related/Single Parent:	43.9	36.2	0.0	0.0
Related/Two Parent:	12.2	19.1	0.0	0.0
Other:	1.4	2.1	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	41.0	0.0 [#]
HOME TBRA:	0.0	
Other:	1.4	
No Assistance:	57.6	

of Section 504 Compliant Units / Completed Units Since 2001 40

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Anderson State: IN Group Rank: 94
 (Percentile)
 State Rank: 2 / 12 PJs Overall Rank: 95
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	93.5	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.33	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	0.12	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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